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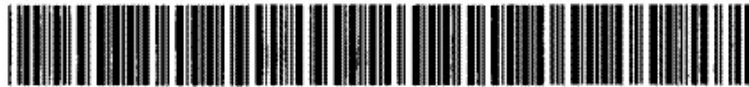


Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

10/25/13 AT 03:52PM

FEES:	37.00
TAXES:	0.00
OTHER:	0.00
PAID:	37.00



LEADSHEET



201310250060131

00008472968



005854498

SEQ:
01

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

2

RECORDING REQUESTED BY
Thienes Engineering
Sarah Bova

WHEN RECORDED MAIL TO
Thienes Engineering
14349 Firestone Blvd.
La Mirada, CA 90638



GRANT DEED

APN: 8009-022-029 and 8009-022-030 and 8009-022-031

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$0.00 only to confirm the Notice of Lot Line Adjustment No. 2013-02

☐ computed on full value of property conveyed, or ☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ Unincorporated area: ☒ City of Santa Fe Springs

The grantor and the grantee in this case agree to be bound by the same parties who continue to hold the same proportionate interest in the property.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Lakeland Development Company (Grantor)

hereby GRANT(s) to

Lakeland Development Company (Grantee)

The land located in the City of Santa Fe Springs, County of Los Angeles, State of California, described as follows:

The land described in Exhibit "A" shown on Exhibit "B" both attached hereto and by this reference made a part hereof.

The recording of this deed is not for consideration, but for the purpose of adjusting the boundary lines per the Notice of Lot Line Adjustment No. 2013-02, recorded 10/24/13 as Document No. 2013-1522772 of Official Records.

Lakeland Development Company

By: Michael Egnor
Name: MICHAEL EGNOR
Title: CEO
Date: OCTOBER 15, 2013

SIGNATURE(S) MUST BE NOTARIZED

STATE OF CALIFORNIA
COUNTY OF

On October 15, 2014 before me, Rose M. Pyles, Notary Public

personally appeared Michael Egnor who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature: Rose M. Pyles

(This area for official Notary Seal)



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EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 2013-02
LEGAL DESCRIPTION

PARCEL 1:

THOSE PORTIONS OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING THAT PORTION OF PARCELS "A" AND "D" OF THE LAND DESCRIBED IN "GRANT DEED" RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-1376149, OF OFFICIAL RECORDS OF SAID COUNTY AND SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 166, PAGES 90 THROUGH 93, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF LAKELAND ROAD (80.00 FEET WIDE) WITH A LINE PARALLEL WITH AND DISTANT 24.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, BOTH AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG SAID PARALLEL LINE, NORTH $00^{\circ} 17' 28''$ EAST, 762.94 FEET TO A LINE PARALLEL WITH AND DISTANT 559.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF FLORENCE AVENUE (50.00 FEET HALF-WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH $89^{\circ} 49' 36''$ WEST, 426.00 FEET TO A LINE PARALLEL WITH AND DISTANT 402.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM SAID WEST LINE;

THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH $00^{\circ} 17' 28''$ EAST, 539.00 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF FLORENCE AVENUE;

THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH $89^{\circ} 49' 36''$ WEST, 68.93 FEET TO THE EAST LINE OF THE LAND DESCRIBED IN PARCEL "B" OF SAID GRANT DEED AND SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG LAST MENTIONED EAST LINE, SOUTH $00^{\circ} 19' 01''$ WEST, 229.26 FEET TO THE SOUTH LINE OF SAID PARCEL "B";

THENCE ALONG SAID SOUTH LINE, NORTH $89^{\circ} 49' 36''$ WEST, 190.00 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG LAST MENTIONED WEST LINE, SOUTH $00^{\circ} 19' 00''$ WEST, 1072.98 FEET TO SAID CENTERLINE OF LAKELAND ROAD;

THENCE ALONG SAID CENTERLINE OF LAKELAND ROAD, SOUTH $89^{\circ} 51' 06''$ EAST, 685.51 FEET TO THE POINT OF BEGINNING.

PARCEL 1 CONTAINING: 619,042 SQUARE FEET OR 14.21 ACRES MORE OR LESS.

PREPARED BY:

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EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 2013-02
LEGAL DESCRIPTION

PARCEL 2:

THOSE PORTIONS OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING THAT PORTION OF PARCELS "C" AND "D" OF THE LAND DESCRIBED IN "GRANT DEED" RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-1376149, OF OFFICIAL RECORDS OF SAID COUNTY AND SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 166, PAGES 90 THROUGH 93, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LAKELAND ROAD (80.00 FEET WIDE) WITH A LINE PARALLEL WITH AND DISTANT 24.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, BOTH AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG SAID PARALLEL LINE, NORTH 00° 17' 28" EAST, 762.94 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 559.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF FLORENCE AVENUE (50.00 FEET HALF-WIDTH) AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH 89° 49' 36" WEST, 426.00 FEET TO A LINE PARALLEL WITH AND DISTANT 402.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM SAID WEST LINE;

THENCE ALONG LAST MENTIONED PARALLEL LINE, NORTH 00° 17' 28" EAST, 539.00 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF FLORENCE AVENUE;

THENCE ALONG LAST MENTIONED PARALLEL LINE, SOUTH 89° 49' 36" EAST, 426.00 FEET TO THE NORTHERLY PROLONGATION OF ABOVE MENTIONED COURSE HAVING A BEARING AND DISTANCE OF "NORTH 00° 17' 28" EAST, 762.94 FEET;

THENCE ALONG SAID NORTHERLY PROLONGATION, SOUTH 00° 17' 28" WEST, 539.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2 CONTAINING: 229,615 SQUARE FEET OR 5.27 ACRES MORE OR LESS.

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EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 2013-02
LEGAL DESCRIPTION

PARCEL 3:

THOSE PORTIONS OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING THAT PORTION OF PARCEL "D" OF THE LAND DESCRIBED IN "GRANT DEED" RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-1376149, OF OFFICIAL RECORDS OF SAID COUNTY AND SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 166, PAGES 90 THROUGH 93, INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF LAKELAND ROAD (80.00 FEET WIDE) WITH A LINE PARALLEL WITH AND DISTANT 24.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, BOTH AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG SAID PARALLEL LINE, NORTH $00^{\circ} 17' 28''$ EAST, 1301.94 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF FLORENCE AVENUE (50.00 FEET HALF-WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG LAST MENTIONED PARALLEL LINE, SOUTH $89^{\circ} 49' 36''$ EAST, 636.93 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG LAST MENTIONED EAST LINE, SOUTH $00^{\circ} 15' 56''$ WEST, 1301.66 FEET TO SAID CENTERLINE OF LAKELAND ROAD;

THENCE ALONG SAID CENTERLINE OF LAKELAND ROAD, NORTH $89^{\circ} 51' 08''$ WEST, 637.51 FEET TO THE POINT OF BEGINNING.

PARCEL 3 CONTAINING: 829,529 SQUARE FEET OR 19.04 ACRES MORE OR LESS.

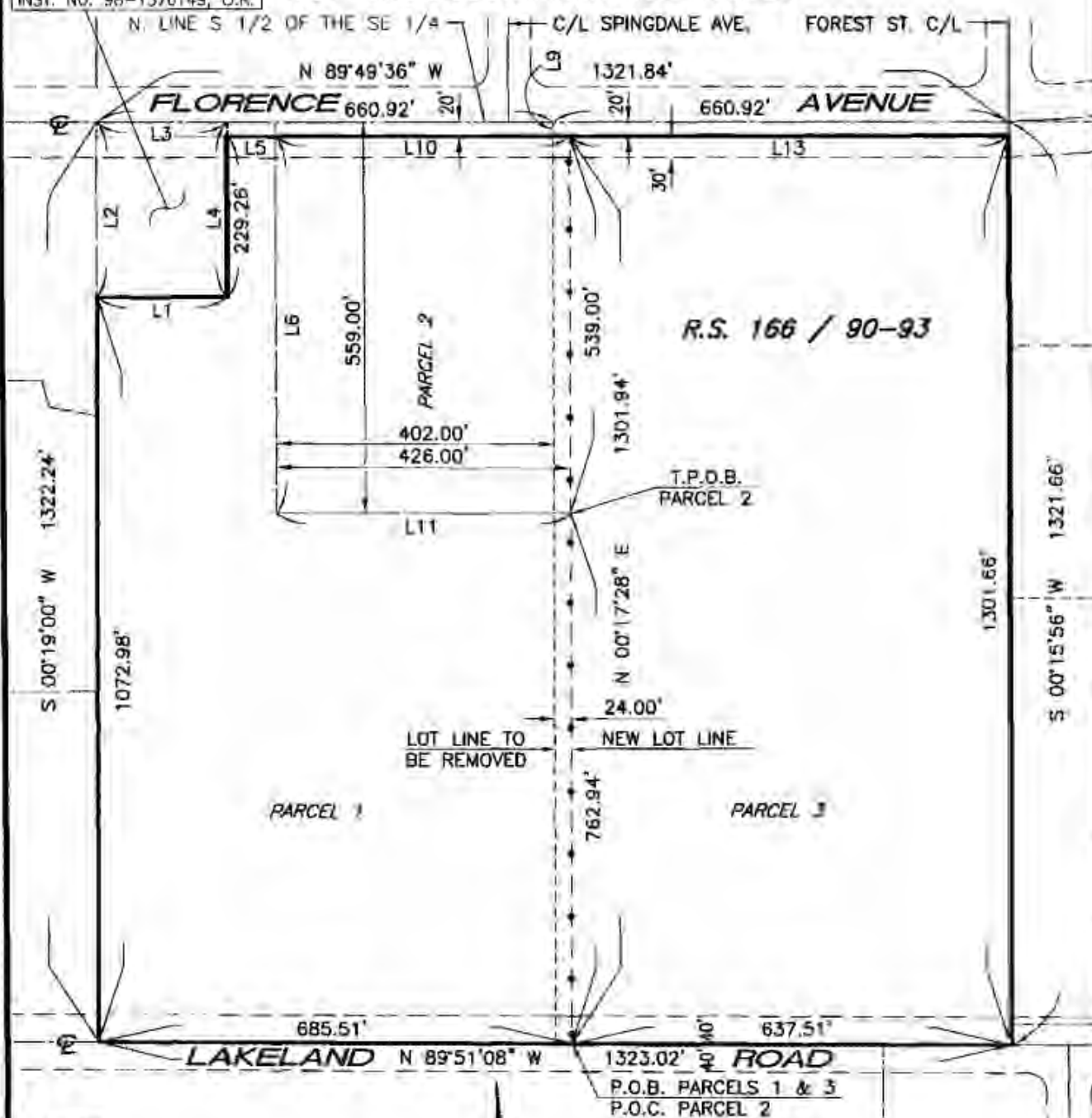
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NOT A PART-PARCEL "B"
GRANT DEED REC. 08/06/98
INST. NO. 98-1376149, O.R.

EXHIBIT "B"

LOT LINE ADJUSTMENT NO. 2013-02



NOTE:

SEE SHEET "B-3" FOR BASIS OF BEARINGS,
PARCEL AREAS AND LINE TABLE.

LEGEND:

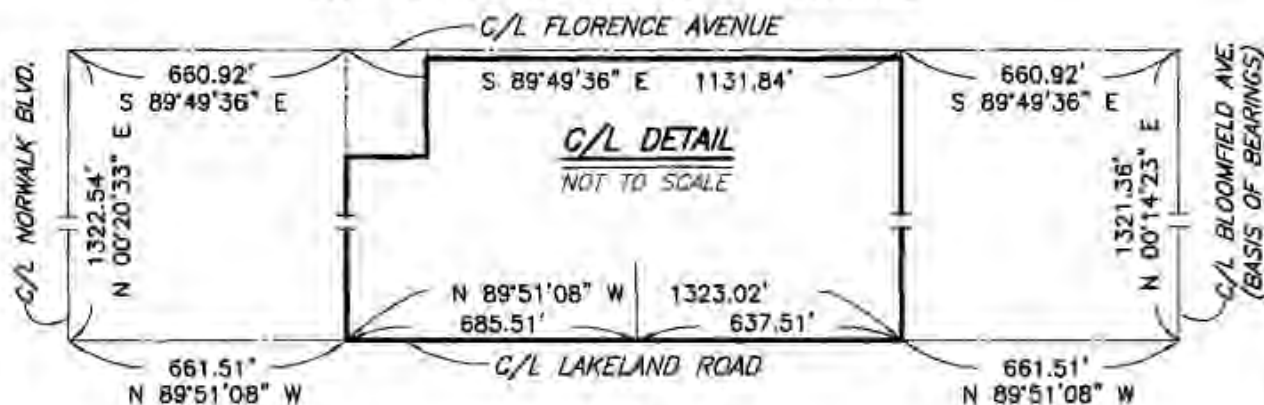
- INDICATES LOT LINE TO REMAIN
- - - INDICATES LOT LINE TO BE REMOVED
- +--- INDICATES NEW LOT LINE

SCALE: 1"=200'

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EXHIBIT "B"

LOT LINE ADJUSTMENT NO. 2013-02



PARCEL AREAS:

EXISTING PARCEL "A":	600,731 SQ. FT. 13.79 ACRES
EXISTING PARCEL "C":	216,679 SQ. FT. 4.97 ACRES
EXISTING PARCEL "D":	860,775 SQ. FT. 19.76 ACRES
EXISTING TOTAL:	1,678,185 SQ. FT. 38.52 ACRES

PROPOSED PARCEL 1:	619,042 SQ. FT. 14.21 ACRES
PROPOSED PARCEL 2:	229,614 SQ. FT. 5.27 ACRES
PROPOSED PARCEL 3:	829,529 SQ. FT. 19.04 ACRES
PROPOSED TOTAL:	1,678,185 SQ. FT. 38.52 ACRES

LINE TABLE		
LINE #	LENGTH	BEARING
L1	190.00'	N 89°49'36" W
L2	249.26'	N 00°19'00" E
L3	190.00'	N 89°49'36" W
L4	249.26'	S 00°19'01" W
L5	68.93'	N 89°49'36" W
L6	539.00'	N 00°17'28" E
L7	402.00'	N 89°49'36" W
L8	402.00'	N 89°49'36" W
L9	20.00'	N 00°17'28" E
L10	426.00'	S 89°49'36" E
L11	426.00'	N 89°49'36" W
L12	660.93'	N 89°49'36" W
L13	636.93'	S 89°49'36" E

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